

069.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

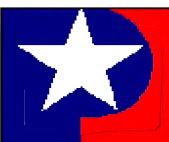
Total Card / Total Parcel
939,900 / 939,900

USE VALUE:

939,900 / 939,900

ASSESSED:

939,900 / 939,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
43		DRAPER AVE, ARLINGTON

Legal Description							User Acct
							44080
							GIS Ref
							GIS Ref
							Insp Date
							10/23/18

OWNERSHIP

Unit #:

Owner 1: WRIGHT CURTIS &	
Owner 2: WRIGHT LISA WATRAS	
Owner 3:	

Street 1: 43 DRAPER AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: DI CICCO DIANE M/ETAL -	
Owner 2: BRAUNSTEIN DANIEL -	
Street 1: 43 DRAPER AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .182 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7920	Sq. Ft.	Site			0	70.	0.79	12			Easemen	-5					437,302						437,300	

PREVIOUS ASSESSMENT												Parcel ID	Parcel ID 069.0-0003-0010.0											
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date														
2022	101	FV	499,200	3400	7,920.	437,300	939,900		Year end	12/23/2021														
2021	101	FV	484,300	3400	7,920.	437,300	925,000		Year End Roll	12/10/2020														
2020	101	FV	484,400	3400	7,920.	437,300	925,100		925,100 Year End Roll	12/18/2019														
2019	101	FV	362,400	3400	7,920.	406,100	771,900		771,900 Year End Roll	1/3/2019														
2018	101	FV	362,400	3400	7,920.	406,100	771,900		771,900 Year End Roll	12/20/2017														
2017	101	FV	362,400	3400	7,920.	356,100	721,900		721,900 Year End Roll	1/3/2017														
2016	101	FV	265,900	3400	7,920.	324,900	594,200		594,200 Year End	1/4/2016														
2015	101	FV	259,700	3400	7,920.	287,400	550,500		550,500 Year End Roll	12/11/2014														

SALES INFORMATION												TAX DISTRICT				PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code			Sale Price	V	Tst	Verif	Notes													
DI CICCO DIANE	67838-299		8/18/2016				910,000	No	No															
DICICCO GERALDI	26662-257		9/12/1996				250,000	No	No	Y														

BUILDING PERMITS		ACTIVITY INFORMATION
Date	Number	Result
7/22/1998	491	MEAS&NOTICE
12/4/1996	633	BS Barbara S
		3/7/2017 SQ Returned
		4/8/2009 Measured
		372 PATRIOT
		10/7/1999 Mailer Sent
		10/7/1999 Measured
		263 PATRIOT
		11/1/1981 MS
Sign:	VERIFICATION OF VISIT NOT DATA	/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	6 - Colonial			Full Bath:	1	Rating:	Very Good												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:													
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good												
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	2 - Hip			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	YELLOW			A Kits:		Rating:													
View / Desir:				Frl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	B- - Good (-)			CONDOS INFORMATION															
Year Blt:	1915	Eff Yr Blt:		Location:		Total Units:													
Alt LUC:		Alt %:		Floor:		% Own:													
Jurisdct:		Fact: .		Name:		REMODELING				RES BREAKDOWN									
Const Mod:				DEPRECIATION															
Lump Sum Adj:				Phys Cond:	GV - Good-VG	10. %		No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				Functional:		%		1	8	4	M								
Avg Ht/FL:	STD			Economic:		%													
Prim Int Wal	2 - Plaster			Special:		%													
Sec Int Wall:		%		Override:		%													
Partition:	T - Typical			Total:		10.8 %													
Prim Floors:	3 - Hardwood			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Sec Floors:	4 - Carpet	50 %		Basic \$ / SQ: 130.00				Rate				Parcel ID				Sub Area			
Bsmnt Flr:	12 - Concrete			Size Adj.: 1.23659217				Typ				Date				Description			
Subfloor:				Const Adj.: 0.99485052												Area - SQ			
Bsmnt Gar:				Adj \$ / SQ: 159.929												Rate - AV			
Electric:	3 - Typical			Other Features: 88500												Undepr Value			
Insulation:	2 - Typical			Grade Factor: 1.21												Sub Area			
Int vs Ext:	S			NBHD Inf: 1.00000000												Usbl			
Heat Fuel:	1 - Oil			NBHD Mod:												Descrip			
Heat Type:	5 - Steam			LUC Factor: 1.00												% Type			
# Heat Sys:	1			Adj Total: 559691												Qu			
% Heated:	100	% AC:		Depreciation: 60447												# Ten			
Solar HW:	NO	Central Vac:		Deprecated Total: 499244															
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		IMAGE					
SPEC FEATURES/YARD ITEMS				PARCEL ID 069-0-0003-0010.0												AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
3	Garage	D	Y	1	14X20	A	FR	1915	23.93	T	50	101			3,400		3,400		
More: N				Total Yard Items:				3,400	Total Special Features:								Total:	3,400	